

PETITION FOR SPECIAL EXCEPTION 34-36-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B office building

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Robert Padousis, DDS Pension Trust
(Type or Print Name)

Signature

6304 Kenwood Avenue - Suite 5

Baltimore, Maryland 21236

City and State

Attorney for Petitioner:

John B. Howard
(Type or Print Name)

Signature

210 Allegheny Avenue

Baltimore, Maryland 21204

City and State

Attorney's Telephone No.: 301-823-4111

Legal Owner(s):

Felix P. Cuomo
(Type or Print Name)

Signature

Francis X. Cuomo

Signature

Anthony Louis Cuomo

Signature

1803 Joppa Road

Towson, Maryland 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard

210 Allegheny Avenue

Towson, Md. 21204

823-4111

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day

July 1983, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 9th day of August, 1983, at 1:30 o'clock

P.M.

Call John
Zoning Commissioner of Baltimore County.

ECO-No.1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE Corner Joppa & Oakleigh Rds.,
9th District : OF BALTIMORE COUNTY

FELIX P. CUOMO, et al, Petitioners : Case No. 34-36-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefor,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of July, 1983, a copy of the foregoing

Order was mailed to John B. Howard, Esquire, 210 Allegheny Avenue, Towson, MD

21204, Attorney for Petitioner and Mr. Robert Padousis, DDS Pension Trust, 6304

Kenwood Ave. - Suite 5, Baltimore, MD 21236, Contract Purchaser.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

ENCLOSURE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 29, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 34-36-X (Item No. 213)
Petitioner - Felix P. Cuomo, et al
Special Exception Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have reviewed the plans submitted with the above referenced petition. Since the comments from the CRG are more detailed, they have been included for your review. Said comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to construct an office building on the subject property, this hearing is required. The revised plan satisfies the enclosed comments and therefore, a hearing was scheduled accordingly.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:mch

Enclosures

cc: Gerhold, Cross & Etzel
112 Delaware Avenue
Towson, Maryland 21204

COUNTY REVIEW GROUP MEETING

Wednesday, June 1, 1983

OFFICE BUILDING - 1801-1803 E. JOPPA ROAD

COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert S. Benson, Chairman - Dept. of Public Works
E. A. Roher - Office of Planning & Zoning
Susan Carrell - Office of Planning
Robert Powell - Health Department
Greg Jones - Traffic Engineering
Capt. Joe Kelly - Fire Department
Catherine Warfield - Developers Engineering Division
Public Services Bureau
Carl L. Gerhold - Developer's Engineer
Raymond J. Fieschowski - Developer's Architect
Frank A. Lafalce, Esq. - Attorney for Developer
Dr. Robert P. Padousis - Developer

Mr. Benson, Chairman of the County Review Group, called the meeting to order at 9:00 a.m.

Mr. Carl Gerhold, developer's engineer, presented the plan. They propose a two-story office building on this site. Access is proposed from Oakleigh Road. Existing building on this property will be removed.

Susan Carrell presented written comments from the Office of Planning. Parking layout needs to be revised to provide minimum width of 20' for the driveway for good traffic circulation. A detailed landscape plan is required for this site along with the building permit application. Additional screening and landscaping must be provided adjacent to the residential property along the southeast corner of this property.

Susan Carrell also presented written comments for the Office of Zoning. Special exception for Class B office building has been filed for this site with the Office of Zoning. County Review Group approval is contingent upon the outcome of the hearing. The location of the amenity open space must be shown on the plan. All areas less than 7' in width to be eliminated from the amenity open space. All lighting within this site must be directed away from the off-site buildings or dwellings. Evaluation drawings must be shown for the highest and lowest elevation for this building.

OFFICE BUILDING - 1801-1803 E. JOPPA ROAD -2- June 1, 1983

Greg Jones presented written comments from the Department of Traffic Engineering. Proposed entrance must intersect Oakleigh Road at 90°. To improve sight distance, the curb return on the south side of the entrance must tie into Oakleigh Road at the extension of the curb line from the narrow section of Oakleigh Road south. Entrance must be a minimum of 30' in width. Parking space closest to Oakleigh Road must be eliminated to increase stacking distance. Two-way aisle in the center of the site needs to be at least 20' in width.

Catherine Warfield presented written comments from the Developers Engineering Division. Curb and gutter must be placed along Oakleigh Road in place of the existing berm. A fire hydrant is required for this frontage as well as sidewalks. Storm water management is exempt for this improvement. Public water and sewer exists and can be made available by connections. Sediment control plan is required prior to any grading of this site.

Robert Powell presented written comments from the Health Department. Environmental Effects Report is required. This plan can be approved as submitted.

Capt. Kelly, representing the Fire Department, advised the developer that a fire hydrant would be required for this site.

Permits & Licenses Department submitted written comments stating this subdivision must comply with the Baltimore County Building Code.

Written comments by the following agencies were presented to the developer and developer's engineer: Traffic Engineering, Office of Planning, Office of Zoning, Developers Engineering Division, Health Department, Department of Permits & Licenses.

The Department of Public Works and the Office of Planning approved and signed the plan.

The meeting was adjourned at 9:45 a.m.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: May 27, 1983

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Office Building - 1801-1803 E. Joppa Road

PROJECT NUMBER: #83075

LOCATION: 576 cor. Joppa Road and Oakleigh Road

DISTRICT: 904

The Plan for the subject site, dated March 21, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. (2 times payroll)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat or issuance of a building permit.

HIGHWAY COMMENTS:

The entrance location is subject to approval by the Department of Traffic Engineering. It shall be constructed in accordance with Baltimore County Standard Detail R-12, with pedestrian ramps provided at the sidewalk.

The existing bituminous concrete berm along the frontage of the property shall be replaced with standard concrete curb and gutter as a direct extension of the existing curb and gutter for the limits of the property.

The Developer's responsibilities along the existing road frontage of the site shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site or as may be required to establish line and grade.

Project #83075
Office Building - 1801-1803 E. Joppa Road
Page 3
May 27, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

The proposed impervious area for the site is less than one-half acre; therefore, this project is exempt from the storm water management requirement.

WATER AND SANITARY SEWER COMMENTS:

Permission to obtain a metered connection from the existing water main may be obtained from the Department of Permits and Licenses.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

A fire hydrant must be installed at the entrance on Oakleigh Road at full cost to the Developer.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

The Plan is approved.

Edward A. McDonough, P.E., Chief
Developers Engineering Division

EAM:CLW:ss

cc: File

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of August, 1983, that the Petition for Special Exception for a Class B office building, in accordance with the site plan prepared by Gerhold, Gross, & Etzel, revised June 8, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. All outdoor lighting shall be regulated as to location, direction, glare, and intensity to minimize illumination beyond the subject property.
2. Compliance with the requirements of the County Review Group.
3. A detailed landscape plan shall be submitted for approval by the Current Planning and Development Division.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.
5. The special exception shall be utilized within 5 years.

John M. Dwyer
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE August 11, 1983
BY May Compagno (Cub)
-Administrative Assistant-

(BALTIMORE COUNTY, MARYLAND)
TO: Mr. Robert Morton
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS
DATE: May 31, 1983

PROJECT NAME: Office Building, 1801-1803 E. Joppa Road
PROJECT NUMBER & DISTRICT: 9CA
LOCATION: E. Joppa Road and Oakleigh Road
C.R.G. PLAN: X
DEVELOPMENT PLAN:
RECORD PLAT:

The proposed access on Oakleigh Road needs to intersect Oakleigh Road at a 90 degree angle. Also, to improve sight distance, the curb return at the southern side of the entrance needs to tie in to Oakleigh Road at the extension of the curb line from the narrower section of Oakleigh Road to the south.

The proposed entrance needs to be 30ft. wide.

The parking space closest to Oakleigh Road on the south side needs to be eliminated to increase stacking distance. The 2-way aisle in the center of the site needs to be at least 20ft. wide.

C. Richard Moore
C. Richard Moore
Acting Deputy Director

CRG/CML/ccm

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Office Building - 1801-1803 E. Joppa Rd.
Subdivision Name, Section and/or Plat
Robert P. Padausis, P.D.S., F.P.S. Gerhold Gross Etzel
Developer and/or Engineer
Herring Run
Water
No. of Lots or Units: 1
Total Acreage: 0.486
Public Water
Public Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

Soil percolation tests have been conducted. Revised plans must be submitted prior to approval of plats. are not required and the plat can be approved as submitted. Contact this office at 494-2762 for more complete information.

X Public sewers must be utilized and/or extended to serve the property.

No sewage disposal area shall be located within feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

Wells must be located a minimum distance of from any sewage disposal areas: 100 ft. from any wells; 40 ft. from dwellings; 10 ft. from property lines; 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

X Public water must be utilized and/or extended to serve the property.

Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

Sewage disposal areas must not be placed on slopes of 25% or greater.

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

X A Hydrogeological Study must be submitted, must be updated, can be waived, must be revised. X Has been submitted and approved.

A Water Appropriation Permit Application must be submitted. Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

This plan can be approved as submitted.

This plan cannot be approved at this time. See checked revisions and/or comments.

X The Environmental Effects Report is not approved. See comments in attached memo dated May 23, 1983.

J.R. Buell 5-31-83

SS 762
NUS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford
FROM: Donald E. Brand
SUBJECT: 1801 - 1803 EAST JOPPA ROAD
CRG MTG. = JUNE 1, 1983
Date: May 23, 1983

Facts

1. 0.486 acres
2. Proposed Class B Office Building
3. Public Water and sewer
4. Beltsville soils - location not shown
5. Out of reservoir watershed
6. SWM proposed - porous paving

Action

The Environmental Effects Report is not approved but will be approved if the plan for development incorporates the following requirements:

1. The following restrictions on the use of the property will be recited on the plat, as covenants running with the land and signed by the owner and provide for enforcement by Baltimore County.
 - A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible, after final grading and maintained in such condition.
 - B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - D. Application of fertilizers, herbicides and pesticides will follow and not exceed recommendations of the University of Maryland Cooperative Extension Services.

Mr. Brooks Stafford
Page Two
May 23, 1983

E. The porous pavement and subgrade will be maintained as a porous pavement infiltration device. No other pavement or subgrade will be used. Porosity will be maintained by regular sweeping, as set forth in Section (3), above.

DEB:pnh

(BALTIMORE COUNTY, MARYLAND)
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: May 31, 1983

PROJECT NAME: 1801-1803 East Joppa Road
COUNCIL & ELECTION DISTRICT: 12-103
PLAN: XXXXXXXXXXXXXXXXXXXXXXXX
PLAN EXTENSION:
REVISED PLAN:
PLAT:

The Office of Planning and Zoning has reviewed the subject plan and has the following comment:
According to the Baltimore County Soil Survey, Beltsville Silt Loam (B+A) has moderate limitations due to a seasonally perched water table for development of streets, parking lots and buildings with basements. Adequate measures which would mitigate the effects of this limitation will be required prior to issuance of building permits. It is the intended purpose to identify soil limitations on the Plan, and mitigative measures must be addressed in subsequent processing phases.

The layout of the parking must be revised so that a minimum driveway width of 20' is provided for traffic circulation.

Additional screening and landscaping must be provided, particularly adjacent to the residential property southeast of the site. This residential property must be adequately buffered from the intrusion of the parking lot.

A detailed landscape plan is required with the building permit applications.

Susan Carrell
Susan Carrell

(BALTIMORE COUNTY, MARYLAND)
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING
DATE: 6/1/83

PROJECT NAME: Office Building
LOCATION: 1801 + 1803 E. Joppa Rd.
DISTRICT: 9H
PLAN: ✓
DEVELOPMENT PLAN:
PLAT:

1. A Special Exception for a Class B Office building has been filed with the Zoning Office. CRG approval is contingent upon the outcome of the hearing.
2. The following revisions must be made on the site plan to be approved by the CRG.

- a. Screening for the parking area must be located on site. In order to be effective, screening from the parking area to the street should either be extended further to the north or wrap around the parking lot. Height + type of existing and proposed screening must be shown.
- b. The location of existing open space must be shown on the plan. Any areas less than 7' in width must be eliminated from the driveway open space.
- c. Lighting located on the building must be directed away from any off site challenges.
- d. The gross floor area calculations must indicate how the figure was determined. The gross area calculations must also indicate how you arrived at this figure.
- e. Elevation drawing must show the height + lowest elevation.

7/32bsc

Erving Associates III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Joseph Warfield, C.R.G.
 TO: Department of Public Works
 Date: May 12, 1983
 FROM: Building Plans Review
 Office Building @ 1801-1803
 SUBJECT: E. Joppa Rd., S/R Corner Joppa Rd.
 and Oakleigh Rd., District 9C1

1. Handicapped parking shall be designed so as not to compel the handicapped to pass behind parked vehicles. This can be resolved by putting a curb ramp and sidewalk in front of the parked vehicle leading to the main sidewalk.
2. The building shall be designed to comply with the 1981 B.O.C.A. Basic Building, Mechanical and Energy Codes - and the amendments in Council Bill #4-82, also the State Handicapped Code.
3. Separate permits for razing, grading, paving, building, and other improvements are required prior to the beginning of work.
4. The building will be reviewed for Code compliance when submitted for a building permit. Please provide the required Plans Review Data Sheets and Drawings, which are signed and sealed by a registered engineer/architect in Maryland.

Charles E. Burdham
 Charles E. Burdham
 Plans Review Chief

djl

RECEIVED
 MAY 12 1983

BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
 Towson, Maryland - 21204

Date: April 25, 1983

Mr. William E. Hammond
 Zoning Commissioner
 Baltimore County Office Building
 1111 West Chesapeake Avenue
 Towson, Maryland 21204

Z.A.C. Meeting of: April 26, 1983

RE: Item No. 213, 214, 215, 216, 217, 218, 219, 220, 221, 222
 Property Owner:
 Location:
 Present Zoning:
 Proposed Zoning:

District:
 No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
 Wm. Nick Petrovich, Assistant
 Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond,
 TO: Zoning Commissioner
 Date: July 29, 1983
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning
 SUBJECT: Zoning Petition #84-36-X
 Felix P. Cuomo, et al

Assuming compliance with comments of the CRG (see minutes dated 6/1/83), this office has no additional comments to offer.

Norman E. Gerber
 Norman E. Gerber, Director
 Office of Planning and Zoning

NEG:JGH:sl

GERHOLD, CROSS & ETZEL
 Registered Professional Land Surveyors
 412 DELAWARE AVENUE
 TOWSON, MARYLAND 21204

823-4470

March 28, 1983

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the south side of Joppa Road at a point at the distance of 175 feet measured westerly along the south side of Joppa Road from the center of Quenton Avenue and running thence and binding on the outlines of the land of the petitioner herein, the four following courses and distances viz: South 16 degrees 50 minutes 57 seconds East 165.87 feet, South 73 degrees 06 minutes 51 seconds West 55.70 feet, South 21 degrees 45 minutes 30 seconds East 146.19 feet and South 87 degrees 03 minutes 45 seconds West 139.17 feet to the southeast right of way line of Oakleigh Road as widened and thence binding on said right of way line, the five following courses and distances viz: Northeasterly by a line curving toward the left having a radius of 1658.19 feet for an arc distance of 16.66 feet (the chord of said arc bearing North 25 degrees 07 minutes 24 seconds East 16.66 feet), Northeasterly by a line curving toward the left having a radius of 1678.19 feet for an arc distance of 94.34 feet (the chord of said arc bearing North 23 degrees 18 minutes 02 seconds East 94.33 feet), North 22 degrees 11 minutes 24 seconds East 99.71 feet and Northeasterly by a line curving toward the right having a radius of 50 feet for an arc distance of 53.26 feet (the chord of said arc bearing North 52 degrees 42 minutes 24 seconds East 50.78 feet to the south side of Joppa Road and thence binding on the south side of Joppa Road, North 83 degrees 13 minutes 24 seconds East 3.92 feet to the place of beginning.

Containing 0.486 of an Acre of land more or less.



PETITION FOR SPECIAL EXCEPTION

9th Election District

ZONING: Petition for Special Exception
 LOCATION: Southeast corner of Joppa and Oakleigh Roads
 DATE & TIME: Tuesday, August 9, 1983 at 1:30 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Class B office building

All that parcel of land in the Ninth District of Baltimore County

Being the property of Felix P. Cuomo, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 9, 1983 at 1:30 P.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 424-4500

PAUL H. REINCKE
 CHIEF

September 14, 1983

Mr. William Hammond
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Felix P. Cuomo, et al

Location: S/S Joppa Road 175' W. from centerline of Quenton Avenue
 Item No.: 213 Zoning Agenda: Meeting of April 26, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *George M. Legendt*
 Planning & Zoning
 Special Inspection Division

JK/mblcm

8/9/83

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

August 11, 1983

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

RE: Petition for Special Exception
 SE/corner of Joppa and Oakleigh Rds.
 9th Election District
 Felix P. Cuomo, et al - Petitioners
 NO. 84-36-X (Item No. 213)

Very truly yours,
Jean M.H. Jung
 JEAN M.H. JUNG
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
 People's Counsel

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

July 12, 1983

Mr. William Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 213, 214, 215, 216, 217, 218, 219, 220, and 221
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

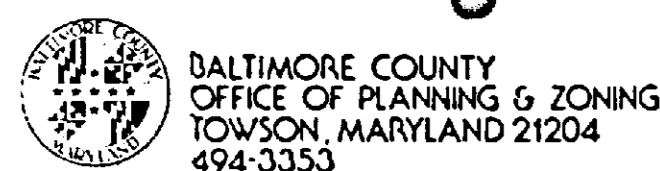
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 213, 214, 215, 216, 217, 218, 219, 220, and 221.

Michael S. Flanagan
 Michael S. Flanagan
 Traffic Engineer Assoc. II

MSF/cem

84-36-X



WILLIAM E. HAMMOND
ZONING COMMISSIONER

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

July 29, 1983

Re: Petition for Special Exception
SE/corner Joppa and Oakleigh Roads
Felix P. Cuomo, et al - Petitioners
Case No. 84-36-X

Dear Mr. Howard:

This is to advise you that \$74.59 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene Janney, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119457

DATE: 8/9/83 ACCOUNT: R-01-615-000

AMOUNT: \$74.59

RECEIVED FROM: John B. Howard, Esquire
FOR: Advertising & Posting Case #84-36-X
(Felix P. Cuomo, et al)

C 085*****745910 810-A

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

001 Gerhold, Cross & Pitsel
112 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 6th day of July, 1983.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Felix P. Cuomo, et al
Petitioner's Attorney: John B. Howard

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

July 13, 1983

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception
SE/corner of Joppa & Oakleigh Rds.
Felix P. Cuomo, et al - Petitioners
Case No. 84-36-X

TIME: 1:30 P.M.

DATE: Tuesday, August 9, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.

TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 115077

DATE: 7/13/83 ACCOUNT: R-01-615-000

AMOUNT: 100.00

RECEIVED FROM: Felix P. Cuomo, et al
FOR: Advertising & Posting Case #84-36-X

C 107*****1000010 805-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7 Date of Posting: 7/23/83
Posted for: Petition for Special Exception
Petitioner: Felix P. Cuomo, et al
Location of property: SE/corner Joppa & Oakleigh Rds.
Location of Sign: Posting interaction of Joppa & Oakleigh
Remarks: None
Posted by: [Signature] Date of return: 7/24/83
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 7/25/83 1983
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 20th day of July, 1983.
THE TOWSON TIMES
Marianne Argenti
Cost of Advertisement: \$ 39.84

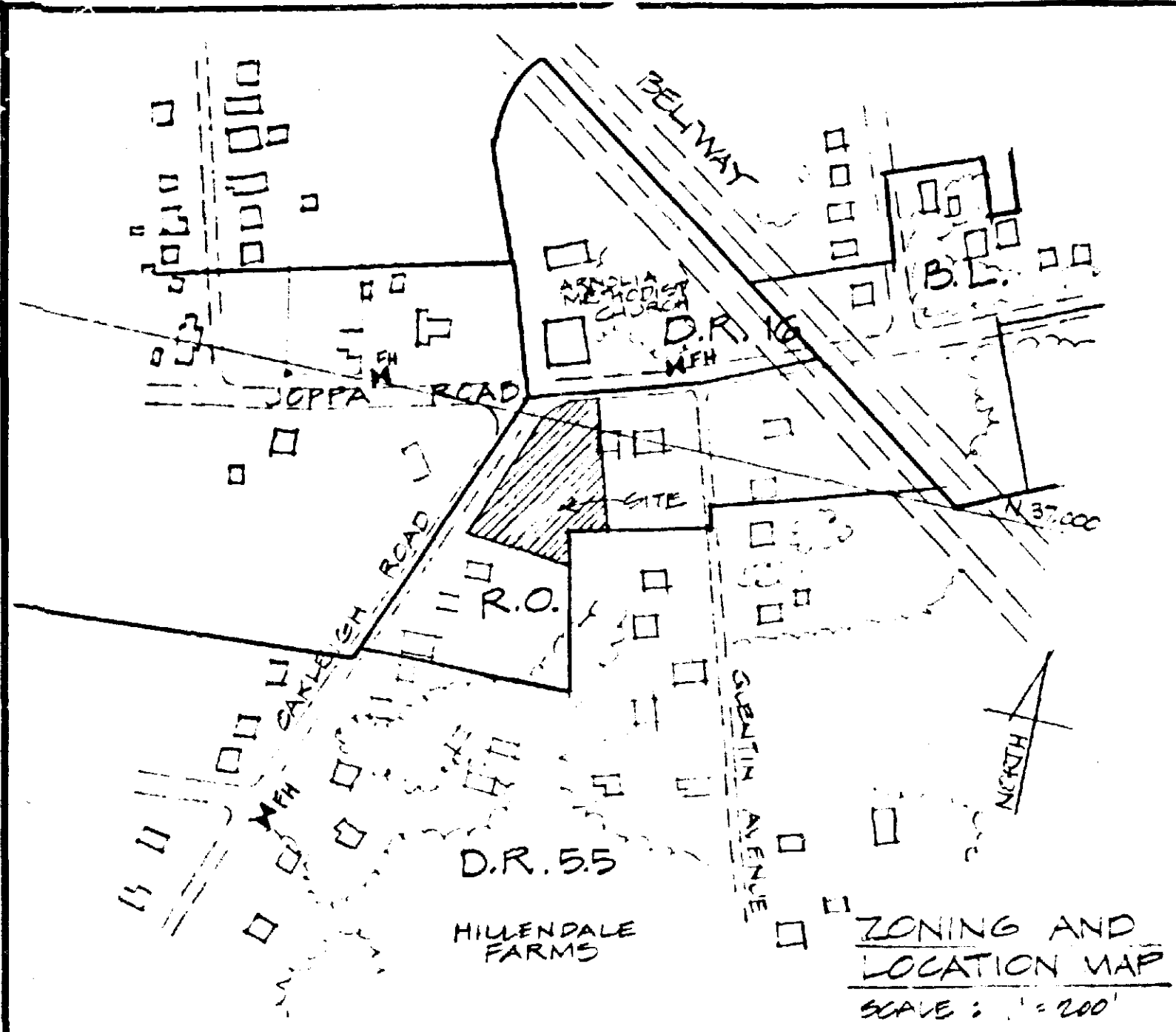
CERTIFICATE OF PUBLICATION

TOWSON, MD. July 21, 1983
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week of one time before the 21st day of August, 1983, the first publication appearing on the 21st day of July, 1983.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement: \$ 23.75





OWNERSHIP OF EXISTING PROPERTIES

Parcel #1: Felix P. and Francis X. Cuoma
1803 E. Joppa Road 6323-0014

Parcel #2: Felix P. and Francis X. Cuoma
1803 E. Joppa Road 6323-0084

ESTIMATED, BASED UPON PROPOSED DEVELOPMENT

75/1000 sq. ft.
6600 sq. ft.
1000 66x75 = 495 Trips

TRANSIT FACILITIES: #3 Baynesville
#19 Joppa Heights
Both lines have stops close to subject property.

SITE AREA

NET AREA: 21,182 sq. ft.
OR 0.486 ACRES

GROSS AREA: 21,182 sq. ft.
9,600 sq. ft.
20,822 x .25 = 7546 sq. ft. AMENITY OPEN SPACE

ELECTION DISTRICT #4
CENSUS TRACT #6202.0
COUNCILMANC DISTRICT #4
WATER-SERVED #22
SEWER-SERVED #30
SLOPE: 3% BAYNESVILLE SLOPE 0 TO 2% SLOPE

SITE DATA

1. Lot Size: 21,182 sq. ft.
0.486 ACRES
2. Existing Zoning: R-O
3. Existing Use: None
4. Proposed Use: Medical Offices
5. Building Size: Lower Floor 3,000 sq. ft.
Upper Floor 3,600 sq. ft.
Total 6,600 sq. ft.
6. Parking Required: 22 Spaces $6600 \div 300 = 22$
7. Parking Provided: 25 Spaces
8. Occupancy: The building will be occupied by a maximum of 6 tenants and will be used to practice medicine, dentistry, etc.
Projected number of employees: 16
Hours of operation: 8 A.M. - 6 P.M.
9. Paving: Driveway and parking will be one of the following:
1. Bituminous

10. Landscaping/Screening: All proposed screening shall be evergreen hedges (Euonymus sieboldiana at 2'-0" o.c.). All existing landscaping shall remain except which interferes with new driveway and parking.
11. SEE INFORMATION SHOWN ON THIS PLAT SUPPLIED BY: GERHOLD, CROSS & ETZEL
412 DELAWARE AVE
TOWSON, MD 21204

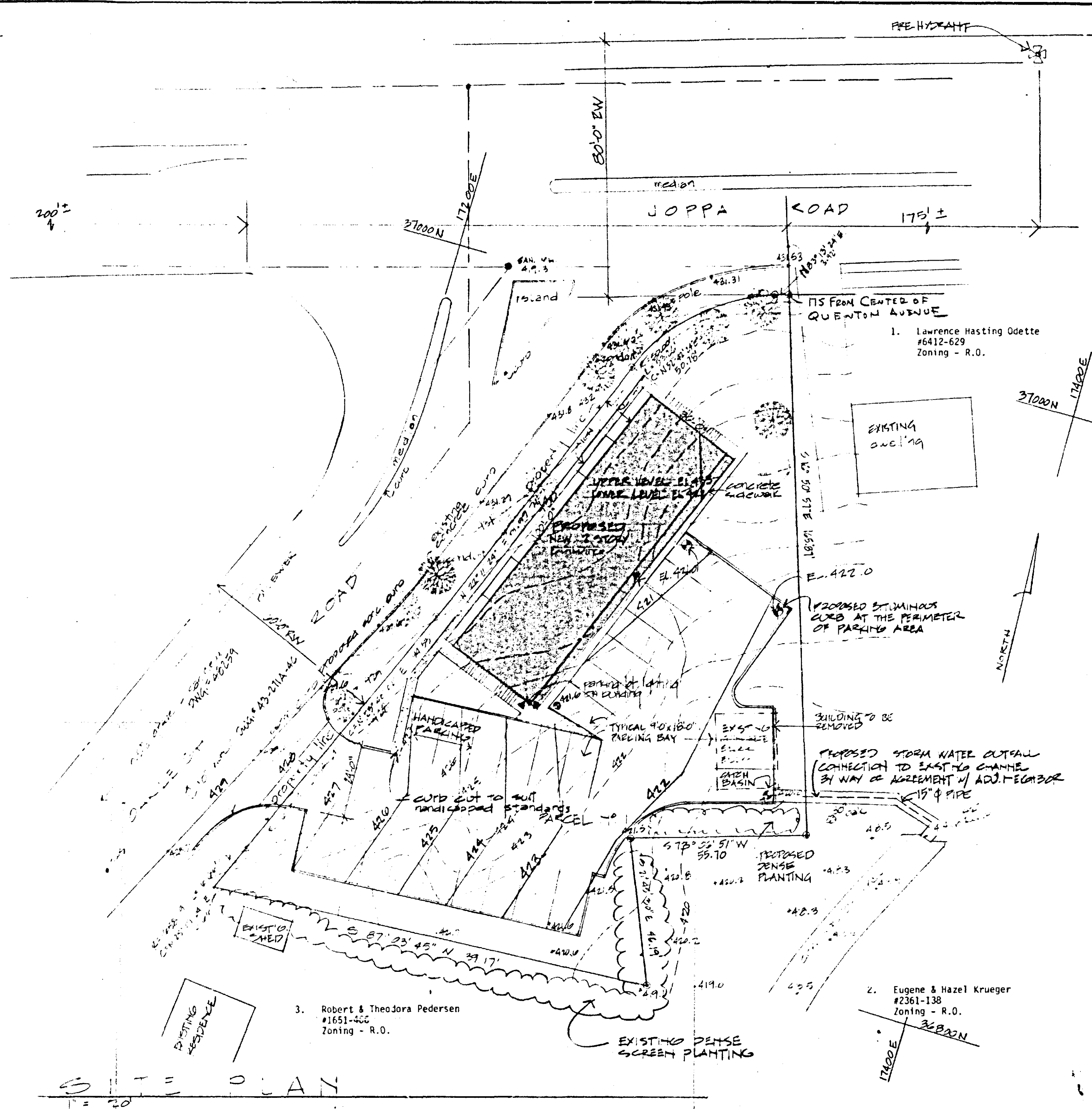
EXISTING ZONING R.O.
PROPOSED SPECIAL EXCEPTION
FOR A CLASS B OFFICE BUILDING
IN A R.O. ZONE



GERHOLD, CROSS, & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE
TOWSON, MARYLAND 21204 823-4470
OLD PLAT
TENTATIVE

SITE DEVELOPMENT PLAN FOR R.O. ZONE CLASS B OFFICE BUILDING

OWNER/DEVELOPER:
ROBERT P. PADDOUSIS 226, PA. PENSION TRUST
6004 KENWOOD AVE SUITE 5 BALG-6660
BALTIMORE, MARYLAND 21236

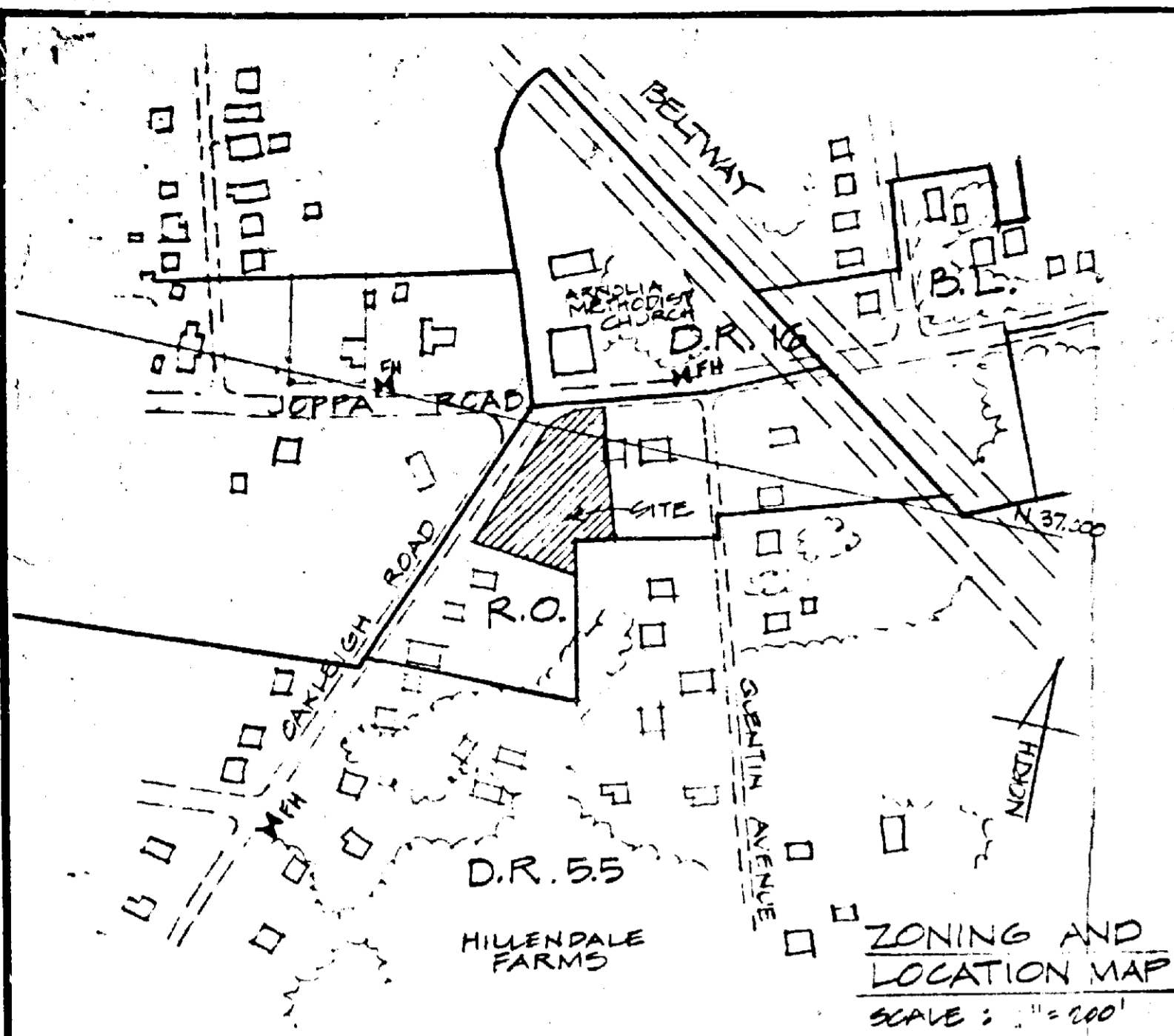


REVISIONS

RAYMOND J. PIECHOCKI ARCHITECT
212 DEEP DALE DRIVE - MONIUM MD. 21093
301.235-7500

SITE DEVELOPMENT FOR
1803 E. JOPPA RD.
DIXIE MANOR
BALTIMORE COUNTY, MARYLAND

DATE 3/24/83
DRAWN
JOB 8303
SHEET
S-1



OWNERSHIP OF EXISTING PROPERTIES

Parcel #1: Felix P. and Francis X. Cuoma
1803 E. Joppa Road 6323-0014

Parcel #2: Felix P. and Francis X. Cuoma
1803 E. Joppa Road 6323-0084

ESTIMATED ADT BASED UPON PROPOSED DEVELOPMENT

75/1000 sq. ft.
6600 sq. ft.
1000 66x15 = 495 Trips

TRANSIT FACILITIES: # 3 Baynesville
#19 Joppa Heights
Both lines have stops close to subject property.

SITE AREA

NET AREA: 21,182 sq. ft.
OR 0.486 ACRES

GROSS AREA: 21,182 sq. ft.
9000 sq. ft. = 30' x 300' ROAD FRONTAGE
30,182 x .25 = 7546 sq. ft. AMENITY OPEN SPACE REQ'D
8200 sq. ft. PROVIDED SHOWN THUS

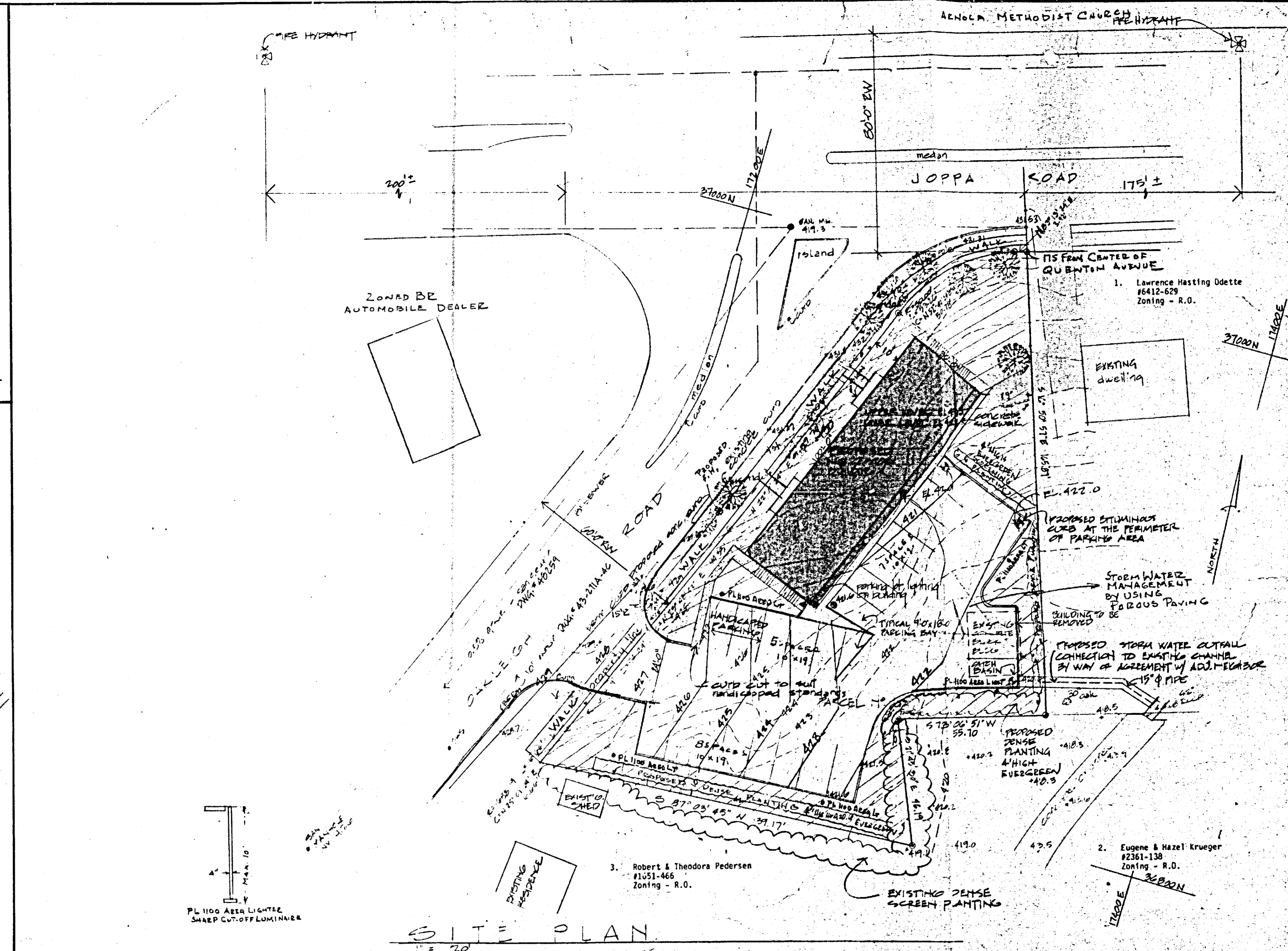
FLOOR AREA RATIO = .31

PROPERTY No 17000000158

ELECTION DISTRICT #4
CENSUS TRACT #620.0.
COUNCILMANIC DISTRICT #6

WATERSHED #22
SUBWATERSHED #50

SOL TYPE: B-1A BELTSVILLE SLT LOAN 0 TO 2% SLOPE



SITE DATA

- Lot Size:** 21,182 sq. ft.
0.486 ACRES
- Existing Zoning:** R-O
- Existing Use:** None
- Proposed Use:** Medical Offices
- Building Size:** Lower Floor 3,000 sq. ft. - 36' x 100'
Upper Floor 3,600 sq. ft. - 36' x 100'
Total 6,600 sq. ft.
- Parking Required:** 22 Spaces $6600 \div 300 = 22$
- Parking Provided:** 23 Spaces
- Occupancy:** The building will be occupied by a maximum of 8 tenants and will be used to practice medicine, dentistry, etc.
Projected number of employees: 16
Hours of operation: 8 A.M. - 5 P.M.
- Paving:** Driveway and parking will be one of the following:
1. Bituminous

- Landscaping/Screening:** All proposed screening shall be evergreen hedges (Euonymus sieboldiana at 2'-0" o.c.), 4' high. All existing landscaping shall remain except which interferes with new driveway and parking.
EXISTING CONDITION - GEOLAS
- SURVEY INFORMATION SHOWN ON THIS PLAT SUPPLIED BY:** GERHOLD, CROSS & ETZEL
412 DELAWARE AVE
TOWSON, MD 21204

THERE ARE NO WETLANDS, UNUSUAL FORMATIONS, ARCHEOLOGICAL SITES, CRITICAL AREAS OR HAZARDOUS MATERIALS ON THIS SITE

EXISTING ZONING R.O.
PROPOSED SPECIAL EXCEPTION
FOR A CLASS B OFFICE BUILDING
IN A R.O. ZONE



GERHOLD, CROSS, & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE
TOWSON, MARYLAND 21204 813-4470

SITE DEVELOPMENT PLAN FOR R.O. ZONE CLASS B OFFICE BUILDING

OWNER/DEVELOPER:
ROBERT P. PADONIS DDS, PA; PENSION TRUST
1117 OLD CARRIAGE ROAD
GLEN AVE MD 21057 2866 6660

REVISIONS

RAYMOND J. PIECHOCKI, ARCHITECT
212 DEEP DALE DRIVE TIMONIUM, MD 21093
301-295-7500

SITE DEVELOPMENT FOR
1801-1803 E. JOPPA RD.
OAKLEIGH MANOR
BALTIMORE COUNTY, MARYLAND

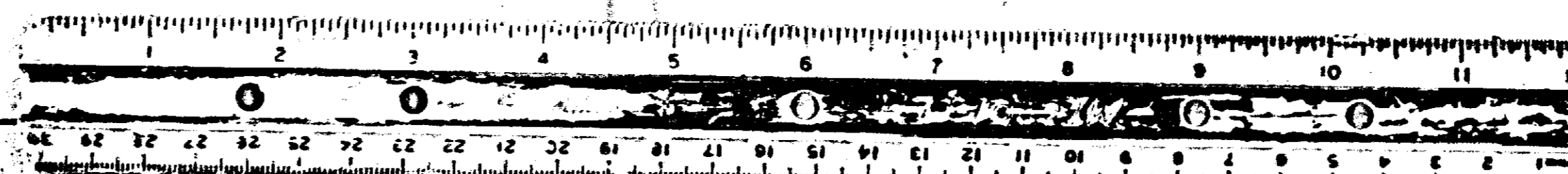
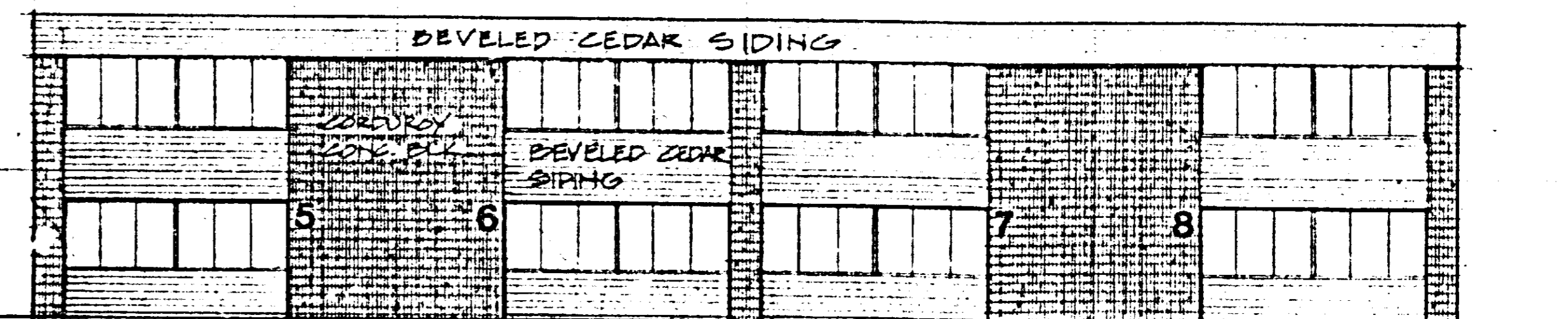
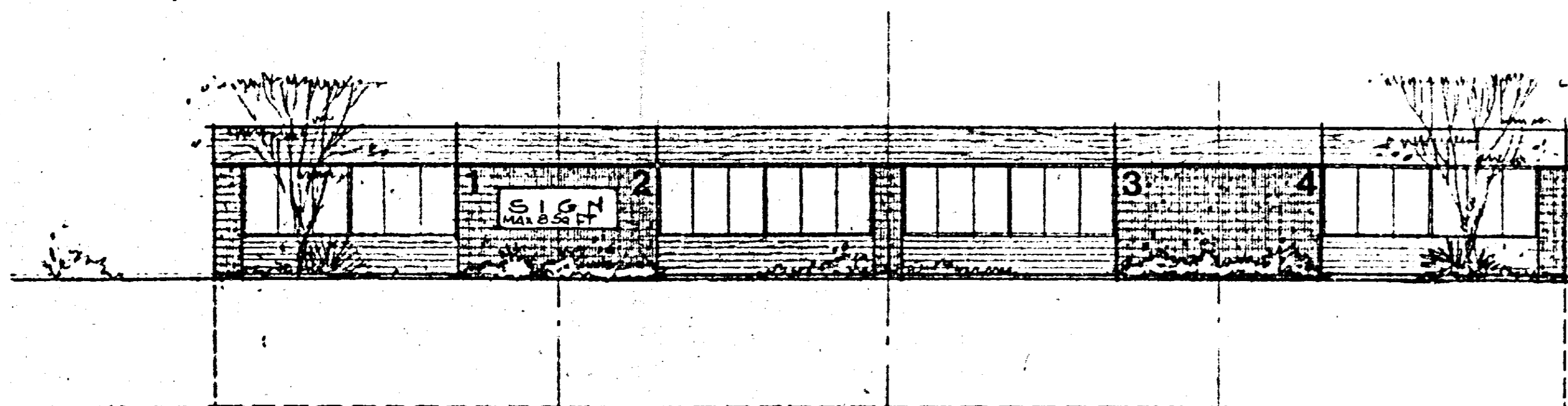
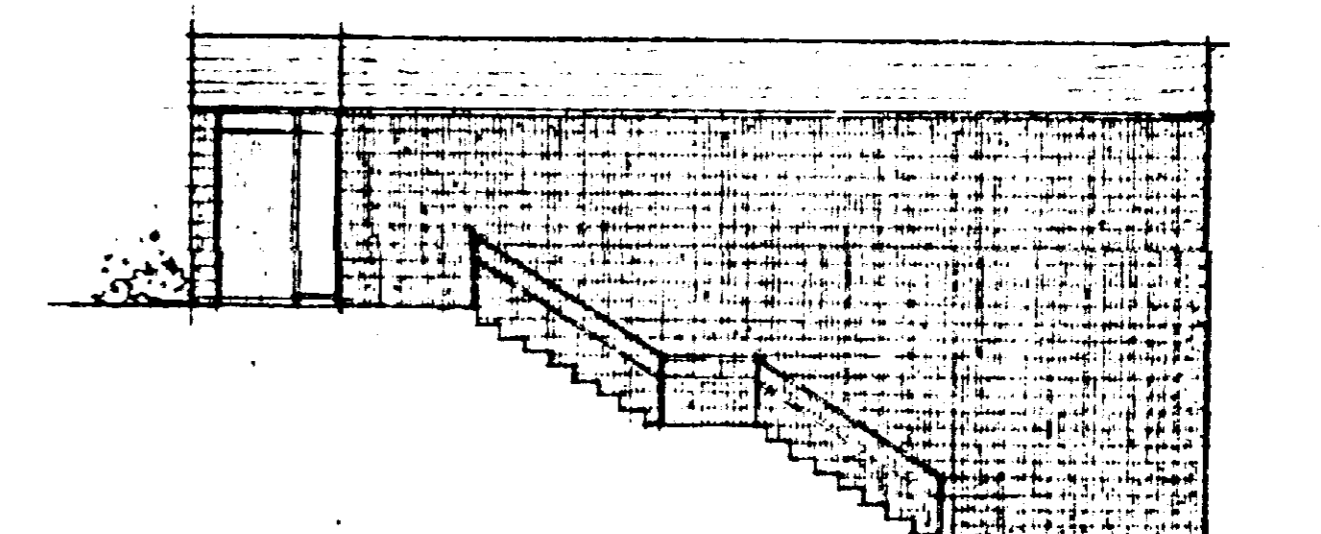
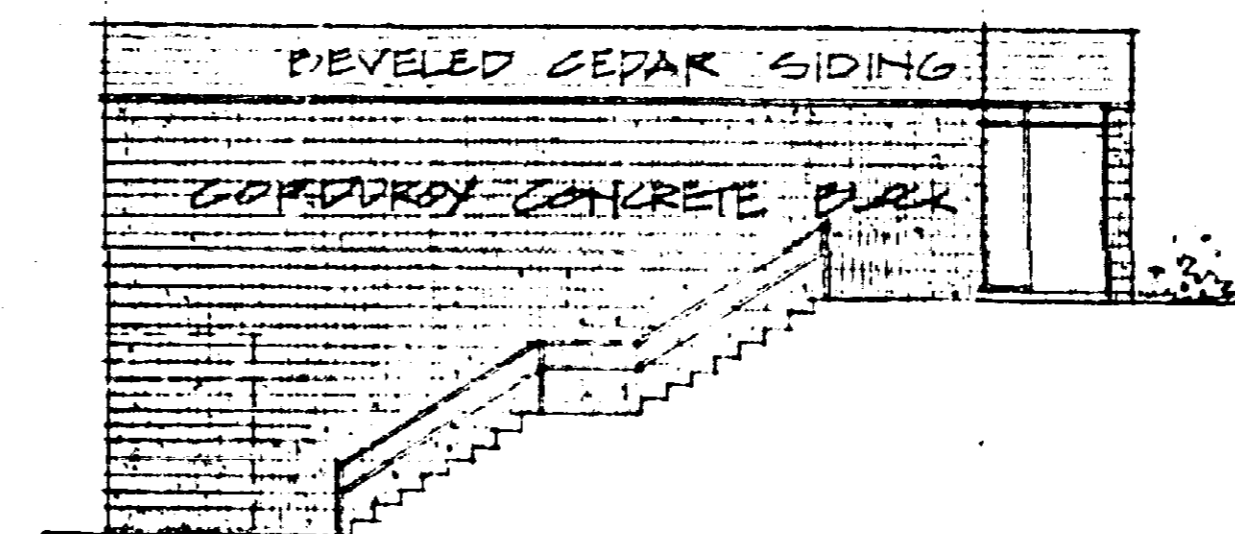
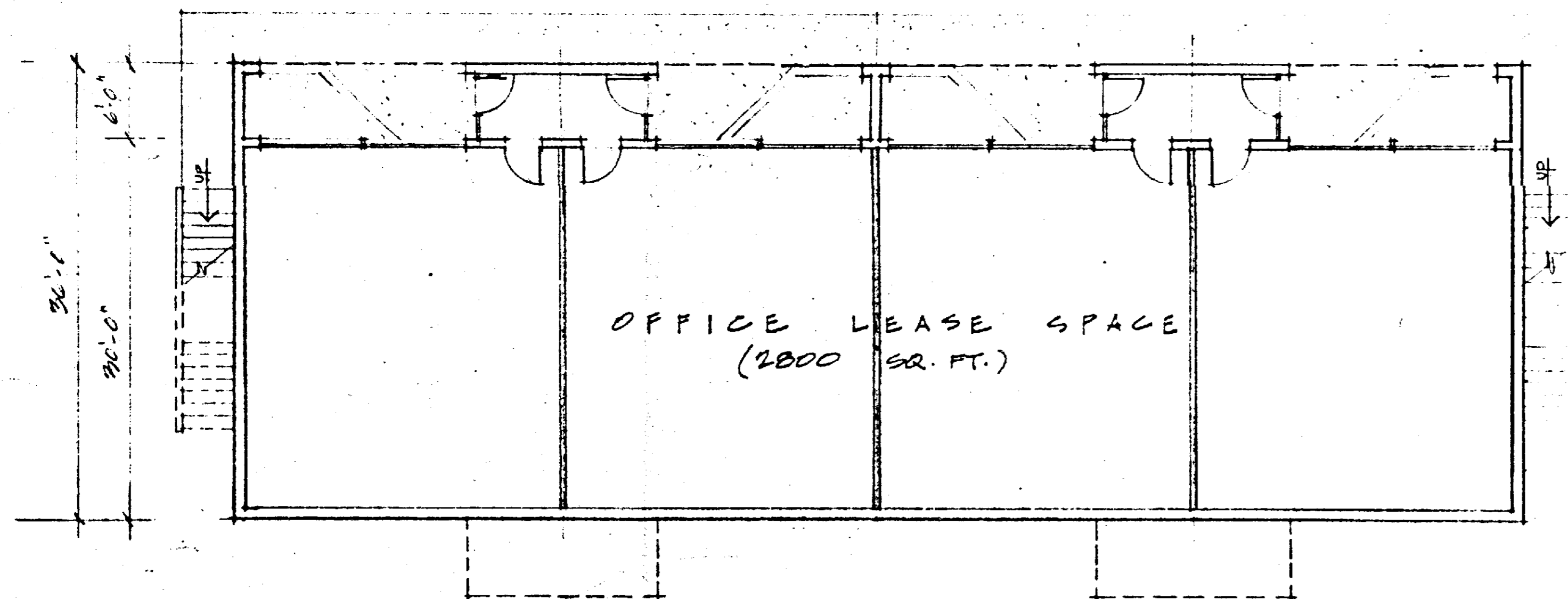
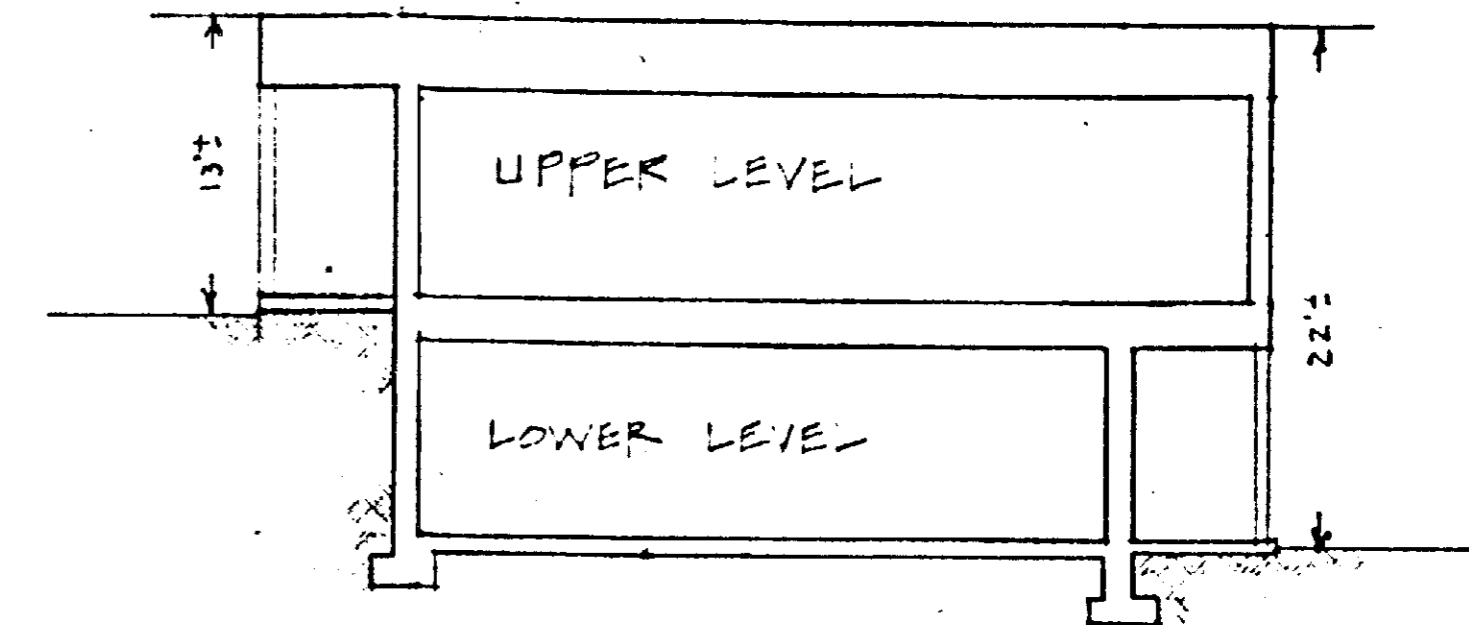
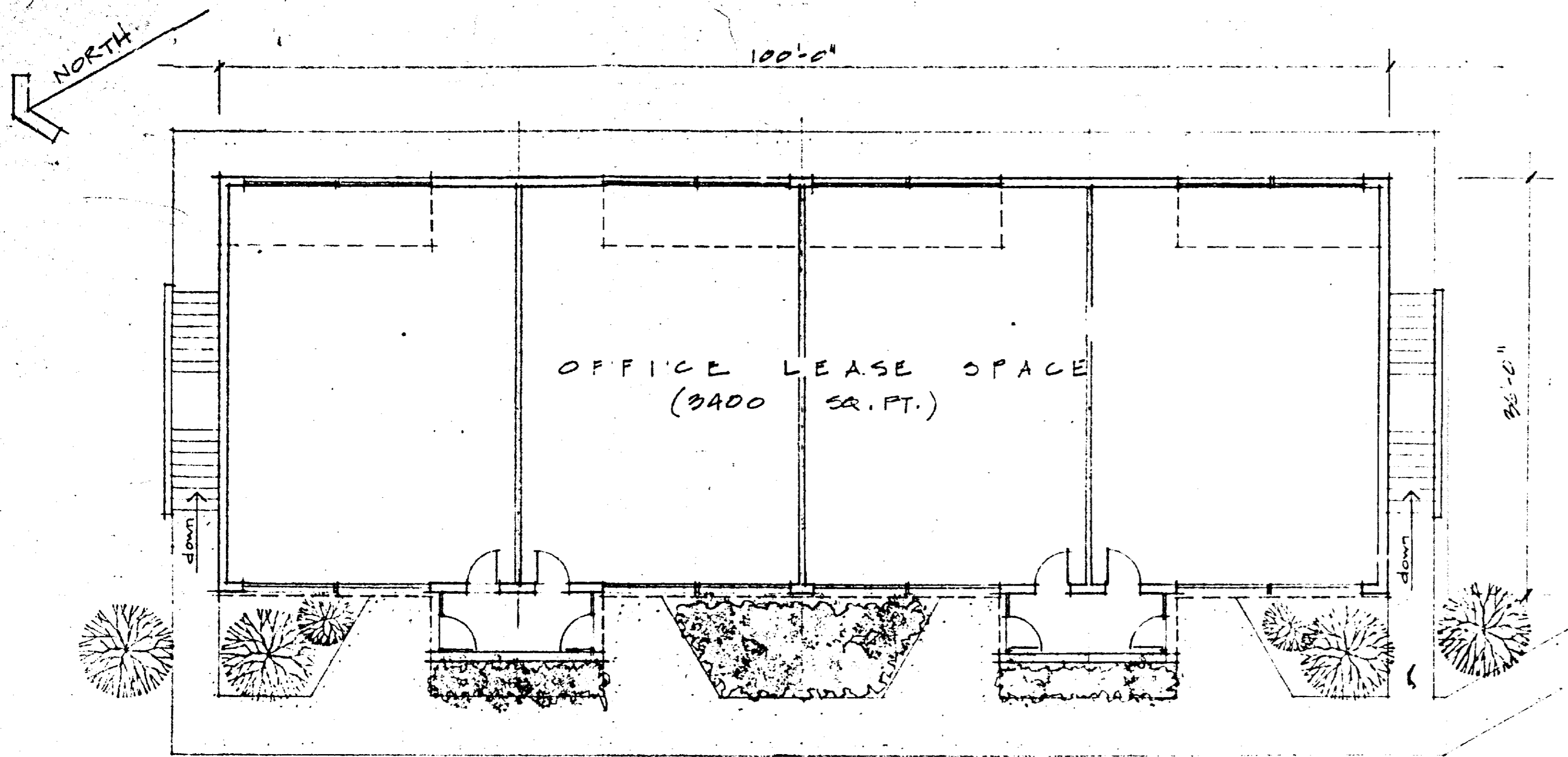
REvised 6/18/83

DATE 2/14/83

DRAWN
JOS. 0303

SHEET

5-1



RAYMOND J. PIECHOLK - ARCHITECT
212 DEEP DALE DRIVE TIMONUM, MD 21093
301-235-1500
© MICHAEL 1993

SITE DEVELOPMENT FOR
1801 - 1803 E. JOPPA ROAD
OAKLEIGH MANOR
BALTIMORE COUNTY, MARYLAND

DATE DRAWN
JCB

SHEET
A-1

